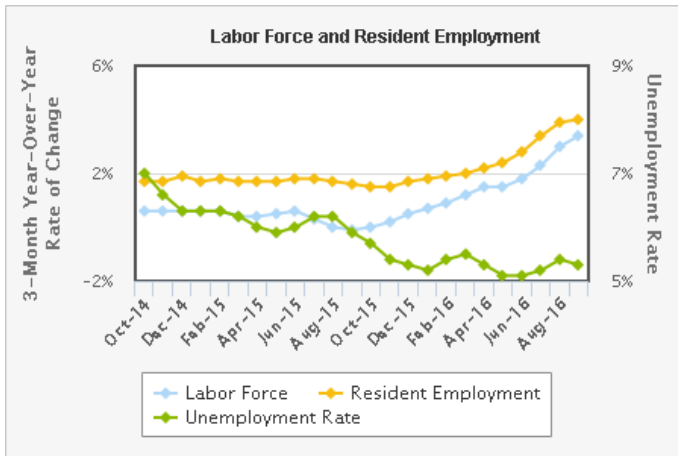
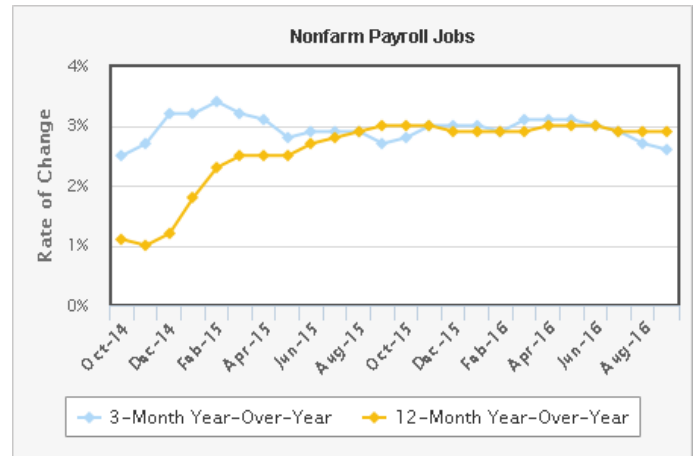


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics



Data Source: U.S. Bureau of Labor Statistics

	<u>3-Month Average</u>			<u>3-Month Year-Over-Year Change</u>			
	September	September	September	September 2014		September 2015	
	2014	2015	2016	Number	Percent	Number	Percent
Labor Force	4,766,538	4,762,175	4,922,748	-4,363	-0.1	160,573	3.4
Resident Employment	4,410,166	4,479,896	4,661,171	69,730	1.6	181,275	4
Unemployment Rate (%)	7.5	5.9	5.3	n/a	n/a	n/a	n/a
Nonfarm Payroll Jobs	4,158,900	4,271,533	4,383,300	112,633	2.7	111,767	2.6

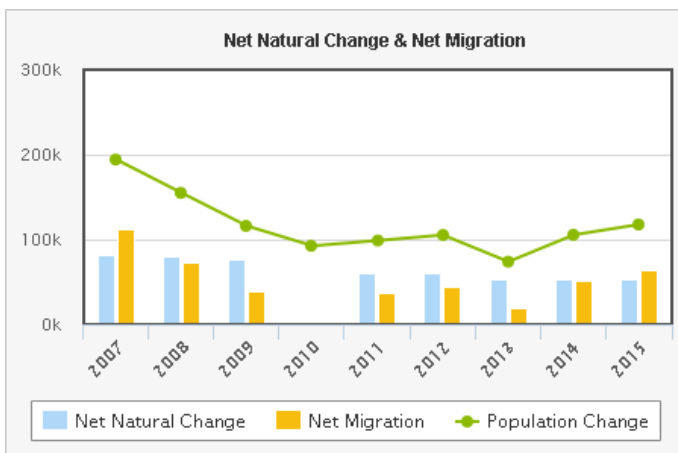
Data Source: U.S. Bureau of Labor Statistics

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April	April	Average Annual Change		July	July	July				
	2000	2010	2000 to 2010		2013	2014	2015	2013 to 2014		2014 to 2015	
			Number	Percent				Number	Percent	Number	Percent
Population	8,186,453	9,687,653	150,120	1.7	9,991,562	10,097,132	10,214,860	105,570	1.1	117,728	1.2
Households	3,006,369	3,585,584	57,922	1.8	3,546,965	3,587,521	3,656,407	40,556	1.1	68,886	1.9

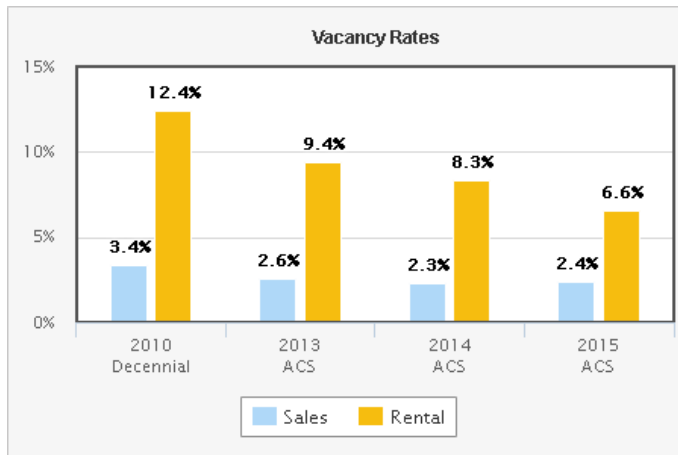
Data Source: 1 - 2000 Census; 2010 Census; U.S. Census Bureau Population Estimates

2 - 2000 Census; 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

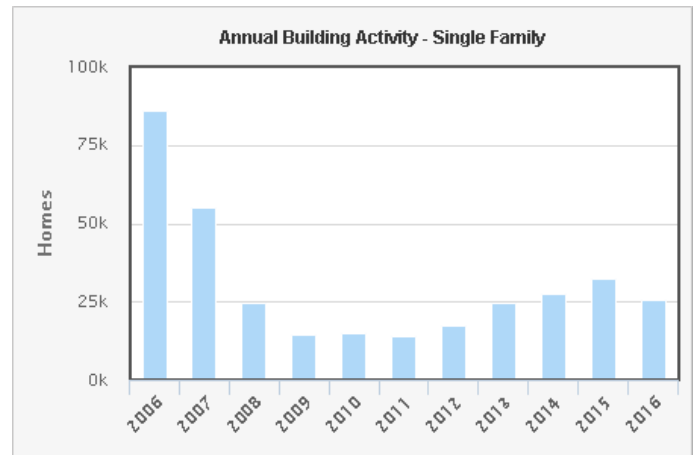


Data Source: U.S. Census Bureau Population Estimates

Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change



Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)

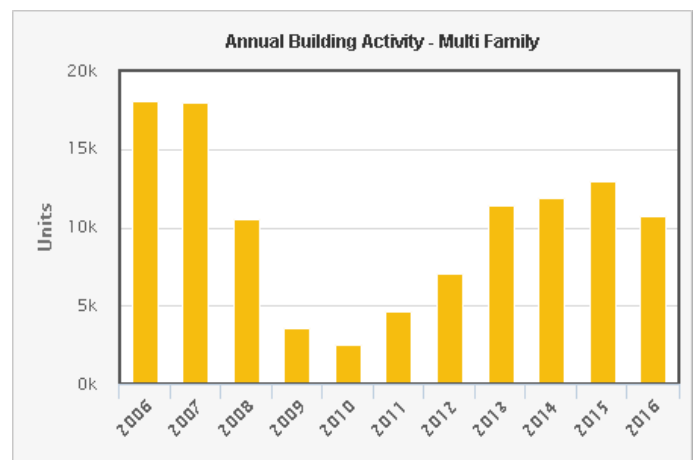


Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016

Housing Inventory by Tenure				
	2010 Decennial	2013 ACS	2014 ACS	2015 ACS
Total Housing Units	4,088,801	4,110,162	4,151,387	4,182,228
Occupied	3,585,584	3,546,965	3,587,521	3,656,407
Owners	2,354,402	2,222,377	2,232,553	2,261,166
% Owners	65.7	62.7	62.2	61.8
Renters	1,231,182	1,324,588	1,354,968	1,395,241
% Renters	34.3	37.3	37.8	38.2
Total Vacant	503,217	563,197	563,866	525,821
Available for Sale	83,852	59,780	53,673	54,635
Available for Rent	174,416	137,195	122,651	98,155
Other Vacant	244,949	366,222	387,542	373,031

Data Source: 2010 Census; 2013, 2014 and 2015 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey; adjustments by analyst

Note: Data for 2016 is preliminary, through September 2016